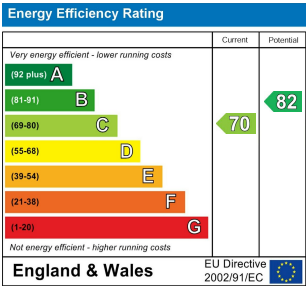


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
 Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
 Pontefract & Castleford office 01977 798844
 Ossett & Horbury offices 01924 266555
 and Normanton office 01924 899870.
 Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
 If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
 Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
 Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



12 Glenfields, Netherton, Wakefield, WF4 4SH

For Sale Freehold £385,000

Located on a modern development is this four bedroom detached family home benefitting from modern fitted kitchen, large living room with large marble fireplace, ample off road parking and attractive front and rear gardens.

The property briefly comprises of entrance hall, living room, downstairs w.c., dining room and kitchen with separate utility room. The first floor landing leads to four bedrooms and a three piece suite house bathroom/w.c. Outside to the front of the property there is an attractive lawned garden with central block paved pathway to the front door and across the front of the property. There is a large block paved driveway providing ample of road parking for at least three vehicles and a detached double garage. There is an attractive lawn to the side of the property with mature blossom tree. A timber gate accesses the side of the property leading to a circular paved seating area surrounded by a low maintenance pebbled section. Within the rear garden there's a large paved patio area and timber decked patio area with pebbled pathway and an attractive larger than average lawn with planted borders, surrounded by timber panelled surround fences on all three sides.

Situated in a popular part of Netherton, the property is well placed to local amenities including shops and schools, local bus routes are nearby.

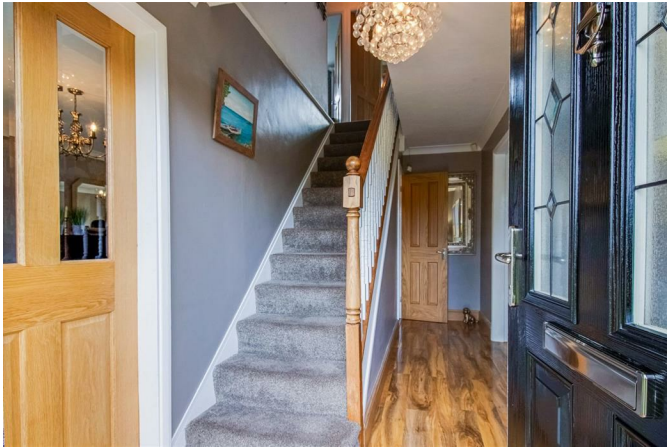
Simply a fantastic home ideal for the growing family and offering further potential. An early internal viewing is recommended to appreciate the accommodation on offer and to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Solid wooden floor, central heating radiator, coving to the ceiling and solid wooden doors to the living room, downstairs w.c. and dining room. Staircase with handrail leading to the first floor landing.



LIVING ROOM

10'4" x 21'5" [3.17m x 6.53m]
UPVC double glazed windows overlooking the front aspect and a set of French doors with windows either side to the rear aspect. Two central heating radiators, coving to the ceiling and living flame effect gas fire on a marble hearth with marble matching interior and surround.



W.C.

Wall hung wash basin with two taps and tiled splash back, low flush w.c., wall mounted extractor fan and fully tiled floor.

DINING ROOM

7'6" x 13'4" [2.29m x 4.07m]
UPVC double glazed window overlooking the front aspect, central heating radiator, solid wooden floor, coving to the ceiling and solid wooden door into the kitchen.

KITCHEN

7'3" x 13'10" [2.23m x 4.24m]
Range of wall and base units with quartz work surface over and quartz upstanding above. Sink and drainer with swan neck mixer tap, integrated Lamona oven and grill with integrated Lamona microwave oven above, five ring gas hob with cooker hood over. Integrated Lamona dishwasher, laminate floor, breakfast bar, downlights built into the wall cupboards, UPVC double glazed window overlooking the rear aspect and solid wooden door providing access into the utility room.

UTILITY

6'6" x 4'5" [2.0m x 1.35m]
Solid wooden floor, space for an American style fridge/freezer, plumbing and drainage for a washing machine, combi condensing boiler housed within one of the cupboards, composite rear entrance door and UPVC double glazed window overlooking the rear aspect.

FIRST FLOOR LANDING

Coving to the ceiling, loft access and solid wooden doors providing access to four bedrooms, the house bathroom and a storage cupboard with fixed shelving within.

BEDROOM ONE

11'0" [min] x 14'0" [max] x 10'5" [3.35m [min] x 4.27m [max] x 3.18m]
Two UPVC double glazed windows overlooking the front elevation, central heating radiator and coving to the ceiling.



BEDROOM TWO

10'9" x 10'6" [3.28m x 3.21m]
Coving to the ceiling, UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM THREE

6'7" [min] x 7'10" [max] x 10'9" [2.03m [min] x 2.41m [max] x 3.30m]
UPVC double glazed window overlooking the rear elevation, central heating radiator, coving to the ceiling and fitted double wardrobe with mirror glass sliding doors.

BEDROOM FOUR

7'1" x 10'5" [2.16m x 3.18m]
Laminate flooring, UPVC double glazed window overlooking the rear elevation, central heating radiator and coving to the ceiling.

BATHROOM/W.C.

6'7" [max] x 5'2" [min] x 6'4" [2.03m [max] x 1.59m [min] x 1.94m]
Three piece suite comprising L-shaped panelled bath with centralised mixer tap and shower head attachment, wash basin with mixer tap built into

laminate work surface and vanity cupboards below and concealed low flush w.c. Fully tiled walls, part tiled walls, large chrome ladder style radiator, UPVC cladding with chrome strips to the ceiling with insert spotlights within. Wall mounted extractor fan and UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE

To the front of the property there is an attractive lawned garden with central block paved pathway to the front door and across the front of the property. There is a large block paved driveway providing ample of road parking for at least three vehicles and a detached double garage with electric up and over door, UPVC double glazed side entrance door and window, power and light within. There is an attractive lawn to the side of the property with mature blossom tree. A timber gate accesses the side of the property leading to a circular paved seating area surrounded by a low maintenance pebbled section. Within the rear garden there's a large paved patio area and timber decked patio area with pebbled pathway and an attractive larger than average lawn with planted borders, surrounded by timber panelled surround fences on all three sides.



COUNCIL TAX BAND

The council tax band for this property is D.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.